075.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,832,200	/	1,832,200
USE VALUE:	1,832,200	/	1,832,200
ASSESSED:	1,832,200	/	1,832,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHAI TERESA
Owner 2:	VERGHESE SIMON
Owner 3:	
Street 1:	22395 DIERICX CT
Street 2:	
Twn/City:	MOUNTAIN VIEW
St/Prov:	CA Cntry: Own Occ: N
Postal:	94040-3928 Type:

PREVIOUS OWNER

Owner 1:	RYDER DAVID W -
Owner 2:	RYDER MARY ELIZABETH -
Street 1:	5 PARKER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,596 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1954, having primarily Vinyl Exterior and 6985 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12596.000	993,500	900	837,800	1,832,200
Total Card	0.289	993,500	900	837,800	1,832,200
Total Parcel	0.289	993,500	900	837,800	1,832,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.29 | /Parcel: 262.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	993,400	900	12,596.	837,800	1,832,100	1,832,100	Year End Roll	12/18/2019
2019	101	FV	922,000	0	12,596.	837,800	1,759,800	1,759,800	Year End Roll	1/3/2019
2018	101	FV	922,000	0	12,596.	718,100	1,640,100	1,640,100	Year End Roll	12/20/2017
2017	101	FV	922,000	0	12,596.	670,200	1,592,200	1,592,200	Year End Roll	1/3/2017
2016	101	FV	922,000	0	12,596.	574,500	1,496,500	1,496,500	Year End	1/4/2016
2015	101	FV	752,700	0	12,596.	514,600	1,267,300	1,267,300	Year End Roll	12/11/2014
2014	101	FV	752,700	0	12,596.	476,300	1,229,000	1,229,000	Year End Roll	12/16/2013
2013	101	FV	752,700	0	12,596.	454,200	1,206,900	1,206,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYDER DAVID W	48881-582		1/23/2007		1,250,000	No	No		
HOOK CAROL &DOW	33705-220		9/25/2001		985,000	No	No		
HOOK CAROL ANN/	28882-369		7/27/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2018	331	Re-Roof	11,560	C				
4/1/2015	271	Manual	5,380					Replace insulation
1/21/2015	84	Manual	3,324					Air sealing and in
8/17/2004	960	Addition	229,550			G6	GR FY06	ADD SECOND LEVEL
10/9/2001	736	Redo Kit	42,000	C				ENCLOSE PORCH/REM

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
3/3/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
5/22/2007	MLS	HC	Helen Chinal
4/21/2005	MLS	BR	B Rossignol
4/21/2005	Permit Visit	BR	B Rossignol
12/9/2001	MLS	MM	Mary M
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12596		Sq. Ft.	Site		0	70.	0.95	4			View	50					837,775						837,800	

Total AC/HA: 0.28916 | Total SF/SM: 12596 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 837,775 | Spl Credit | Total: 837,800

Entered Lot Size

Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
47381			10/29/18

!6262!

PRINT

Date	Time
12/10/20	21:03:36

LAST REV

Date	Time
07/23/19	12:02:20

apro

USER DEFINED

Prior Id # 1:	47381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.86467999
Const Adj.:	1.00801504
Adj $ / SQ:	82.803
Other Features:	174400
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1041392
Depreciation:	47904
Depreciated Total:	993488

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

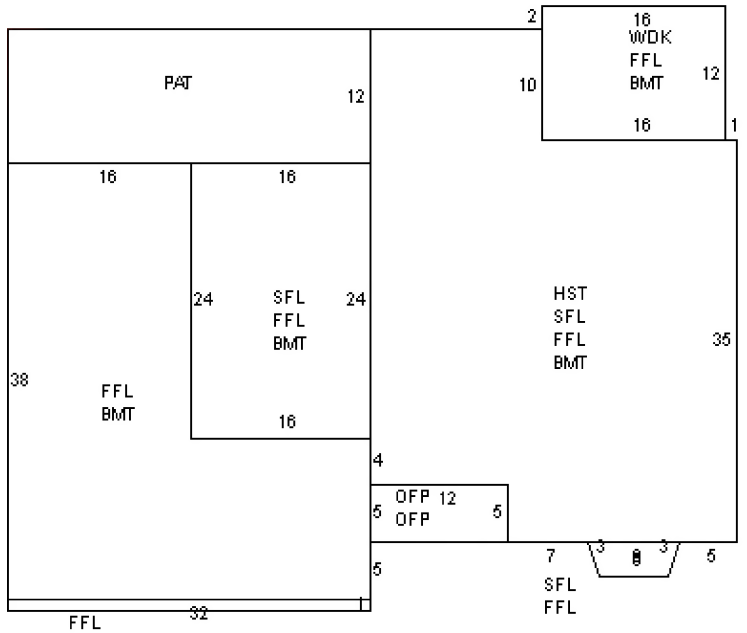
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.89
Special Features:	0	Val/Su Net:	121.08
Final Total:	993500	Val/Su SzAd	203.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,671	82.800	221,167
BMT	Basement	2,618	48.440	126,815
SFL	Second Floor	1,615	82.800	133,727
HST	Half Story	605	82.800	50,096
PAT	Patio	384	3.250	1,249
WDK	Deck	192	11.300	2,169
OFP	Open Porch	120	30.490	3,659
	Net Sketched Area:	8,205	Total:	538,882
Size Ad	4891	Gross Are	8810	FinArea 6985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X24	A	AV	2000	3.55	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900